



## MEMORANDUM

TO: Planning Commission  
FROM: Jana Fox, Current Planning Manager  
DATE: May 13, 2019  
SUBJECT: LifeTime Fitness Beaverton (ADJ2018-0006 / DR2018-0128 / LD2019-0008 / LO2018-0005 / SDM2018-0007 / TP2018-0009)

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It has come to staff's attention that an item was missing from the Planning Commission binders under the Exhibit 43 tab, a consent letter from an adjacent property owner, Mr. Choban for construction of 116<sup>th</sup> Avenue which will impact his property. Staff had previously received this item and it was relied upon in staff's review of the proposed application. That item is attached at Exhibit 3.2 to this memo.

Staff has received the following additional public testimony regarding the Life Time Fitness Beaverton application.

### Exhibits

- 2.8 Email from Miriam Epstein, received May 8, 2019
- 2.9 Email from Scott Kvetson, received May 8, 2019
- 2.10 Email from Jane Leeson, received May 9, 2019
- 2.11 Email from Eberhard Jaeckh, received May 9, 2019
- 2.12 Email from Katy Happel, received May 10, 2019
- 2.13 Email from Susan Kveton, received May 10, 2019
- 2.14 Email from Donna Nikzi, received May 10, 2019
- 2.15 Email from Joan Kapowich, received May 10, 2019
- 2.16 Email from Carolyn Gaubatz, received May 10, 2019
- 2.17 Email from Bonny Crowley, received May 10, 2019
- 2.18 Email from Natalie, received May 10, 2019
- 2.19 Email from Dennis Lowenthal, received May 10, 2019
- 2.20 Email from Sherri Richardson, received May 12, 2019
- 2.21 Email from Adele Hromco, received May 13, 2019

- 3.2 Exhibit 43 of the Applicant's Materials

**Jana Fox**

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**From:** Mimi Epstein <mimiepstein42@comcast.net>  
**Sent:** Wednesday, May 8, 2019 7:14 PM  
**To:** Jana Fox  
**Subject:** No huge gym

Dear Jana Fox,

The intersection of Cedar Hills Boulevard and Barnes Road is already congested with too many cars. I am opposed to the building of a huge gym at that location. It would bring much increased traffic. It would also be an eyesore to those of us who appreciate Oregon's magnificent outdoors. Please do not do this!

If you are going to allow something to be built there, it needs to be within the established building limits. It needs to provide appropriate open space. And it needs to address the impact on transportation.

Sincerely,

Miriam Epstein

**Jana Fox**

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**From:** Scott Kveton <scott@kveton.com>  
**Sent:** Wednesday, May 8, 2019 7:31 PM  
**To:** Jana Fox  
**Subject:** I imagine you're getting a bunch of hate email today ... this isn't that ...

Hi Ms. Fox,

Much like most of us in the neighborhood today I got a flyer in the mail talking about the proposed Lifetime Fitness facility being proposed for the Cedar Hills/Barnes intersection. It seemed filled with several falsehoods and as well as giving out your personal contact information which I found really odd.

In any case, I'm supportive of the expansion and I'm quite curious if you know who was behind the funding of this mailer? It reads almost like YOU were supporting fighting against this and I know a lot of others will read it that way.

I'll be at the meeting on 5/15 for the Planning Commission to give my support. My family and I are very excited about it going in there as are the local business in the area.

Thanks and let me know,

- Scott

**Jana Fox**

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**From:** Jane Leeson <janeleeson.lorana@gmail.com>  
**Sent:** Thursday, May 9, 2019 8:14 AM  
**To:** Jana Fox  
**Subject:** Variances for Construction at SW Barnes Rd and SW Cedar Hills Blvd

I am writing to express my opposition to granting variances from required transportation standards or variances from open space standards. After considerations and public input, these approved standards are requirements intended to set parameters for construction in order to preserve and guide development as our community grows. It is the duty of the elected Planning Commission to follow these standards when considering permits for construction proposals. The Commission should represent the public's interest and comply with these standards.

The livability and relative charm of this part of the metropolitan area would be damaged from such a tall and massive intrusion of a hardscape project. The above ground height and square foot size would dramatically degrade this intersection which currently has a large shopping center. Plans have been approved for commercial construction on Barnes to the north of the shopping center, and large commercial development is already approved east of the location adjacent to Sunset Station.

Finally, there exist hardscape footprints for development and parking in the existing shopping center. These should be used before committing additional loss of open space, additional traffic control infrastructure, and unnecessary degradation through massive buildings.

I submit this input having been a neighbor and property owner at 9795 SW Washington St. for the last 25 years.

**Jana Fox**

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**From:** Eberhard Jaeckh <eberhard.jaeckh@gmail.com>  
**Sent:** Thursday, May 9, 2019 10:00 AM  
**To:** Jana Fox  
**Subject:** 'MASSIVE WALMART-LIKE GYM IN OUR NEIGHBORHOOD'

Jane Fox -

Greetings! A leaflet with the above wording appeared in our mailbox. I know little about the proposed project. But here are my thoughts about this flyer:

1. The term 'Walmart' in connection with the planned gym is a cheap shot. They could just as easily have said 'Nordstrom-like gym' or 'Macy's-like gym'.
2. Whoever is behind this should have had the decency to identify themselves.
3. What view is the structure blocking?
4. What specific alternative is the writer proposing? The plot begs development.

This request for action, as written, is not fair to you/Beaverton. Nor is it constructive.

Regards,

Eberhard Jaeckh

10164 SW Windwood Way (just outside Beaverton City limits)

**Jana Fox**

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**From:** Katy Happel <kjhappel@yahoo.com>  
**Sent:** Friday, May 10, 2019 8:19 AM  
**To:** Jana Fox  
**Subject:** Please Stop the Construction of a Massive Walmart-Like Gym in Our Neighborhood

Jana,

As a resident of the Cedar Hills area for over 10 years, I am writing to ask that the city of Beaverton NOT allow a massive Walmart - like gym to be constructed at SW Barnes and SW Cedar Hills Blvd.

Not only does this potential new build ignore open space requirements and transportation improvements, but will increase congestion, obstruct views and increase traffic and noise - of particular concern to me as I live on the corner of Celeste Lane and Cedar Hills Blvd (where there has already been an uptick in traffic over the last few years).

With a shopping center across from the proposed build that has two massive vacancies from Albertsons and Orchard Hardware (previously a gym) and copious parking available, it seems unfortunate that this group cannot respect our community and our neighborhood and take advantage of existing space that could easily be revived and reused rather than building something new.

Please do NOT grant variances to exceed our building limits and ignore open space and transportation requirements and please do NOT allow this behemoth facility to be built in the neighborhood that I love, call home and am so proud to live in.

Thank you.

Katy Happel  
11091 SW Celeste Lane  
Portland, OR 97225  
503-939-0055

**Jana Fox**

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**From:** Susan Kveton <kvetons@comcast.net>  
**Sent:** Friday, May 10, 2019 3:10 PM  
**To:** Jana Fox  
**Subject:** Lifetime Fitness - Say yes

Jana

We received a very negative mailer today which attempts to misinform our community regarding the Lifetime Fitness planned development. The mailer does not identify who is behind it. And, I cannot help but wonder if it isn't being funded by one of their competitors. The information on the mailer seems to be exaggerated....any development on that corner will increase traffic but it appears from the development proposal that the city/county have planned for handling that. To use terms such as behemoth, blight, Walmart, and suggest that it will block our views - of what, the freeway, Rite-Aid, Si Señor - is very misleading and inflammatory to say the least.

We have lived in this community for almost 27 years and are very much in favor of the Lifetime Fitness facility.

I cannot tell you how disappointed we are to see this type of mailing occur in our community. Since the mailer does not identify where their support comes from or who they are, it sure makes a person wonder why?????

We hope you will vote to allow Lifetime Fitness to proceed with the development!!

Susan A Kveton  
10207 NW Lee St  
Portland, OR 97229

**Jana Fox**

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**From:** Donna Nikzi <donani111@gmail.com>  
**Sent:** Friday, May 10, 2019 3:54 PM  
**To:** Jana Fox  
**Subject:** Walmart

Hello Jana,

I received a card about the Walmart planned in my neighborhood. I have never chosen to enter a Walmart. I am against this huge corporation of consumption and cheap goods. Our planet is suffering greatly and it's time for our leaders to take a strong stance against corporations that bypass and get around regulations. This must stop. But only our leaders and decision-makers can do this. Please vote against any Walmart construction. Thank you so much! donna nikzi (503 292-0498) 140 NW 87th Ave Port 97229



**Jana Fox**

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**From:** Joan Kapowich <jmkapowich@yahoo.com>  
**Sent:** Friday, May 10, 2019 4:12 PM  
**To:** Jana Fox  
**Subject:** Building a new gym on Barnes and Cedar Mill Rd

Dear Ms. Fox,

The idea of building a new gym facility across from a half empty development makes no sense to me. At a time when there are buildings that could be repurposed nearby, I can't see a need to approve any variances for a new gym.

Washington County has an excellent reputation as a steward of resources and recreation. I would hope our reputation as stewards of existing infrastructure could become a hallmark of good planning.

Thank you for your consideration

Joan Kapowich  
10500 SW Windwood Way  
Portland OR

Sent from Yahoo Mail for iPad

**Jana Fox**

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**From:** Carolyn Gaubatz <gbatz1@comcast.net>  
**Sent:** Friday, May 10, 2019 4:15 PM  
**To:** Jana Fox  
**Subject:** LifeTime Fitness proposed development

Dear Ms. Fox,

I am writing to express my concern about the proposed development of the LifeTime Fitness facility at Barnes/Cedar Hills Blvd (CHB).

I am a long time WestHaven resident and have experienced firsthand the negative effects that have come as a result of development of areas surrounding the proposed LifeTime Fitness site. I was opposed to the development of Walmart on that same site, and this project will make that seem small in comparison.

One of the main obstacles Walmart faced was the high amount of traffic situated at the very busy intersection at Barnes/CHB. There are currently long waits at the current intersection at most times of the day, but at peak commuting hours in the morning and evening, the back up of cars on north CHB from Barnes Road typically stretches past Celeste Lane and the KinderCare. Adding a 600 space parking garage will only add to the traffic coming and going from an already overburdened roadway and intersection.

My other question is why is this facility even needed? Within 3 miles there are numerous fitness options THPRD at Cedar Hills, Sunset Swim Center, LA Fitness, Orange Theory Fitness, Villa Sport(with pool), 24 hour Fitness (with pool), the original location of Sunset Athletic Club(4 pools) and within a year, the new 22,000 foot Sunset Athletic Club expansion building. Isn't that enough???

Thank you,

Carolyn G. Gaubatz  
10475 NW Flotoma Drive  
Portland, OR. 97229

**Jana Fox**

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**From:** Bonny Crowley 503-784-0011 <bcrowley@bonnycrowley.com>  
**Sent:** Friday, May 10, 2019 5:05 PM  
**To:** Jana Fox  
**Subject:** Gym

PLEASE do NOT move forward with this gym planned for the Barnes Rd and Cedar Hills Blvd! The area does NOT need the increased traffic, congestion, obstructed views, massive building. Not to mention, when that gym fails like SO many do in time, what in the world would fill 200,000 sq ft in a neighborhood? Terrible idea and terrible planning!

Bonny

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Please excuse autocorrect. Often I don't have time to review prior to sending. Sent from my iPad. Bonny Crowley Principal Broker/Owner Portland Principal Realty 503-784-0011

**Jana Fox**

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**From:** Natalie <natalie37221@gmail.com>  
**Sent:** Friday, May 10, 2019 5:23 PM  
**To:** Jana Fox  
**Subject:** Barnes and cedar hills: planning commission.

Hi Jana,

My daughters go to school at St Pius and the school traffic in addition to the commute traffic can be very congested. We live down the street from this potential construction that is being proposed. The congestion is pretty high right now. I can't imagine adding more congestion.

There are plenty of gyms and athletic centers nearby. There are large vacant buildings in the nearby area already (where Albertsons and Orchard Supply used to be). Why are we building more?

Please reconsider allowing this construction to happen.

Thank you

Sent from my iPhone

**Jana Fox**

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**From:** Dennis <dl1957@comcast.net>  
**Sent:** Friday, May 10, 2019 10:14 PM  
**To:** Jana Fox  
**Subject:** new gym construction

I am totally opposed to the construction of a facility of the proposed size in our quiet neighborhood that is used by a small percent of the people who live in the general area.

There are presently several facilities in the surrounding area that provide the same opportunities to "work out".

That land should be developed with business' or service that appeal to a larger percent of the people who live in the area and should be enjoyed by all.

The basic question is: What percent of the neighborhood population actually belong to a athletic facility?

Answer: Pretty damn small percent. There are other facilities available.

Dennis Lowenthal  
377 NW 114<sup>th</sup> Ave.  
Portland, Oregon  
503-267-4219  
dl1957@comcast.net

**Jana Fox**

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**From:** Sherri Richardson <slrwy@comcast.net>  
**Sent:** Sunday, May 12, 2019 8:43 AM  
**To:** Jana Fox  
**Subject:** Plan at Barnes Rd. & Cedar Hills

Good Morning, Ms. Fox.

I am writing to share my concerns over the planned gym complex to be located at Barnes & Cedar Hills. Years ago, a Walmart plan got rejected for the same reasons. First, added congestion on the streets and second, most people just did not like the business plan.

I would remind the commission that there have been two prior gyms located in this very area and both failed. If the commission would study the occupants of the Peter Kort shopping mall, they would notice that in the old Orchards location two gyms had leased space. The group would also note that there are two huge retail spaces now available in that complex.

Also, note that the intersection of Cedar Hills and Hwy. 26 has been "improved". As a neighbor, I have seen increased congestion in the intersection of Barnes and Cedar Hills with several red lights to wait through as I travel from north of 26 to south of 26.

Please give careful thought as to what type of business will be allowed on the big open space. Traffic, green spaces, current regulations of land use, sight lines, viability of the proposed business, and pollution are all important to this proposed plan. I realized development will happen, let's just make sure it is sustainable and something the community wants and needs. Thank you for your time.

Sincerely, Sherri Richardson

**Jana Fox**

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**From:** Adele H <adelerocket@gmail.com>  
**Sent:** Monday, May 13, 2019 11:23 AM  
**To:** Jana Fox  
**Subject:** land use - Cedar Hills Blvd/Barnes Rd

I am writing to express my concern regarding the proposed 200,000 sq ft building on the corner of Barnes and Cedar Hills. A large gym on that lot would create congestion, and that corner is already tight for traffic.

In addition, a large box gym is not needed in our area. There are 2 clubs within just a couple of miles, as well as 24 hour fitness and LA fitness. A big box like this is unattractive, and will reduce the beauty and quality of the area.

Thank you for taking this comment into consideration with public planning.

Adele Hromco  
503-381-8447

**EXHIBIT 3.2**

March 1, 2019

Mr. George Choban

**RE: Life Time Beaverton – Property Coordination with DR2018-0128 Submittal to the City of Beaverton**

Dear Mr. Choban,

Our above mentioned Design Review submittal that is currently being evaluated by the City of Beaverton requires some coordination with your property in order to provide access and services to the Life Time property. The attached preliminary public improvement plan indicates the construction of a new public street, 116<sup>th</sup> Ave., adjacent to your property. Life Time intends to construct a 2/3<sup>rd</sup> street improvement for the project, but need to complete the ultimate width section at SW Barnes Road including the installation of a new signal. As such, we request you preliminarily agree to work with Life Time to dedicate the right of way indicated on the attached exhibit in order to complete the work.

The second coordination with your property is the removal of two trees on your property (one 16" and one 10" Alder tree as shown on the attached Existing Tree Plan TP101) to allow for the installation of the proposed storm drain that will cross the J. Peterkort Property to the west. As you can see from the attached Off Site Tree Mitigation Plan T100, it is our intention to replant after the installation of the storm sewer.

I have included a location for your signature below. Please signify you are agree in principle with the proposed impacts to your property by signing this document and returning to me.

Thank you so much for your support of the project and we look forward to working together as we continue to complete our project. If you have any questions please don't hesitate to contact me.

Sincerely,



Megan Eaton  
Development Manager  
LTF Real Estate Company, Inc.

Agree in Principle

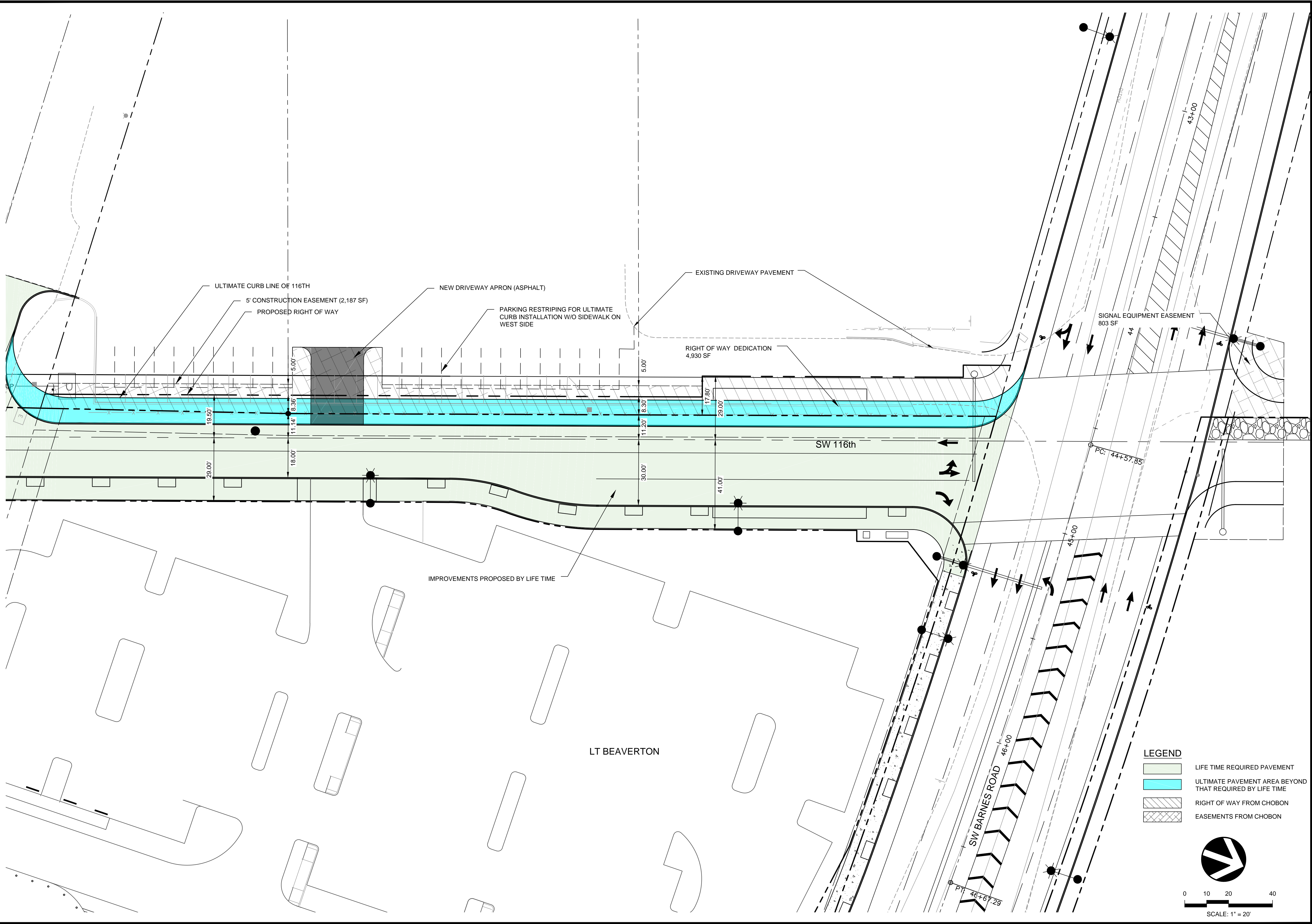


George Choban

Encls: Right of Way Exhibit (EX-001); Preliminary Public Storm Drain Plan and Profile C500; Existing Tree Plan – Off Site TP101; Off Site Tree Mitigation Plan T100



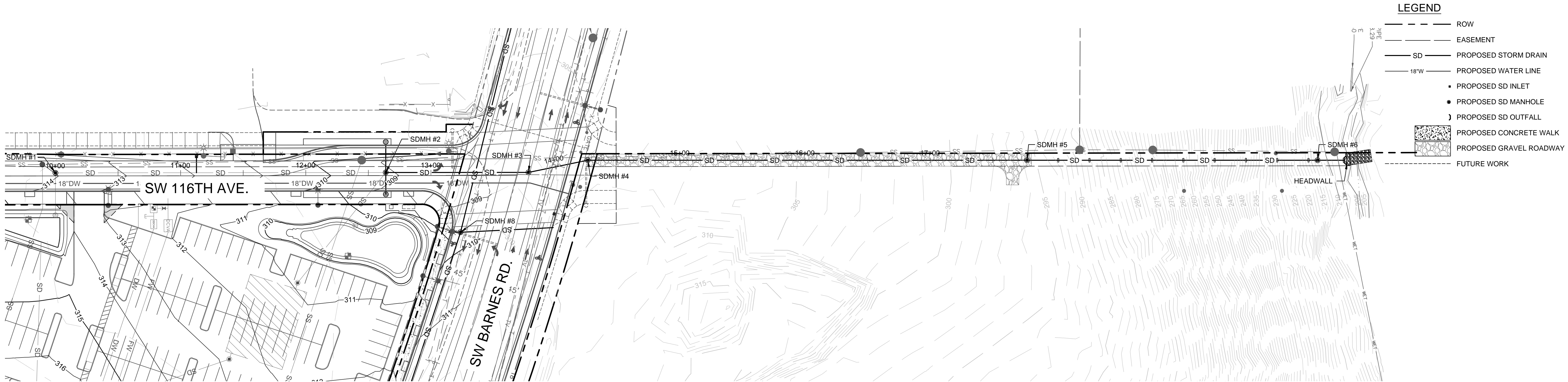
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Save Date: 2/18/2019 2:17 PM By: Blise  
Drawing File: P:\LTFR0000\0003\040\CA\DEC\EXHIBITS\2018-1217 ROW Dedication\EC-RL-LTFR0000.dwg



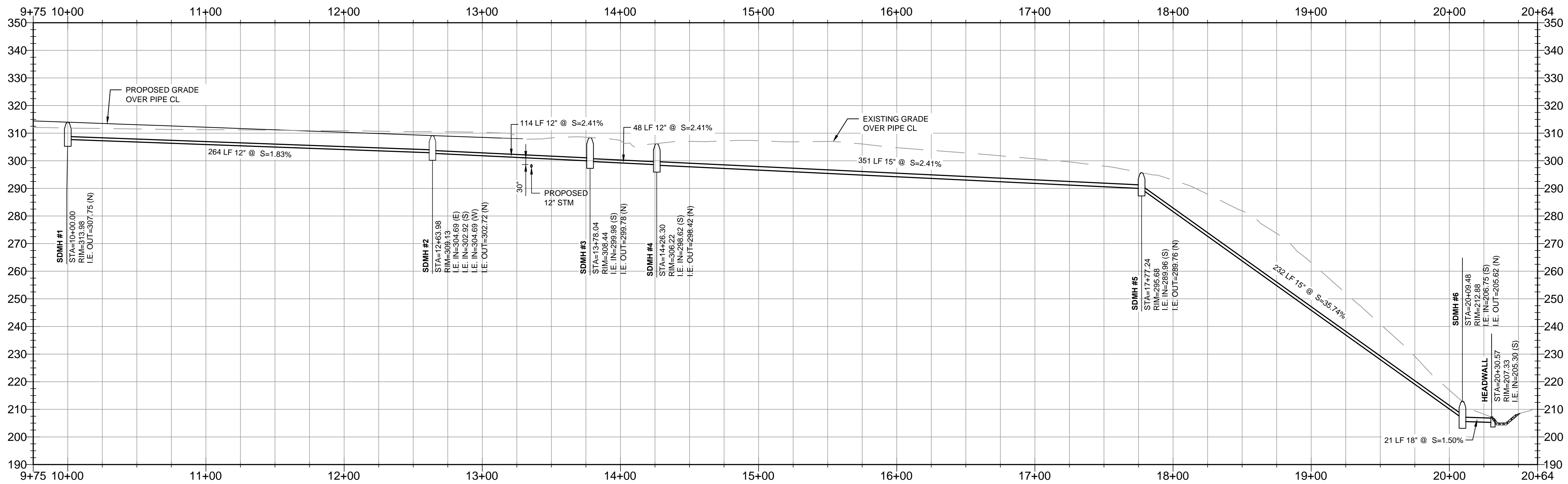
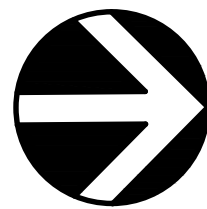
PROJECT  
LIFE TIME BEAVERTON  
BEAVERTON, OREGON  
SHEET TITLE  
SW 116TH AVENUE  
CHOBON RIGHT OF WAY

DATE: 03/01/19  
DESIGN: BLBE  
DRAWN: ATR  
SHEET NO.  
EX001  
PROJECT NO. LTFR0000-00003

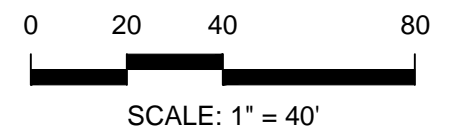




1 116TH AVE PUBLIC STORM PLAN  
SCALE: 1" = 40'



2 116TH AVE PUBLIC STORM PROFILE  
SCALE H: 1" = 40'  
SCALE V: 1" = 20'



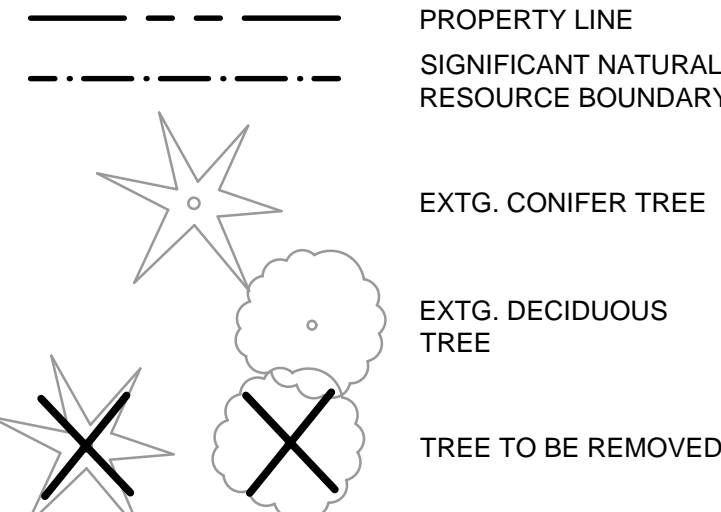
PROJECT  
LT BEAVERTON  
LIFE TIME  
BEAVERTON, OREGON

SHEET TITLE  
PRELIMINARY PUBLIC STORM DRAIN PLAN AND PROFILE

PRELIMINARY



LEGEND

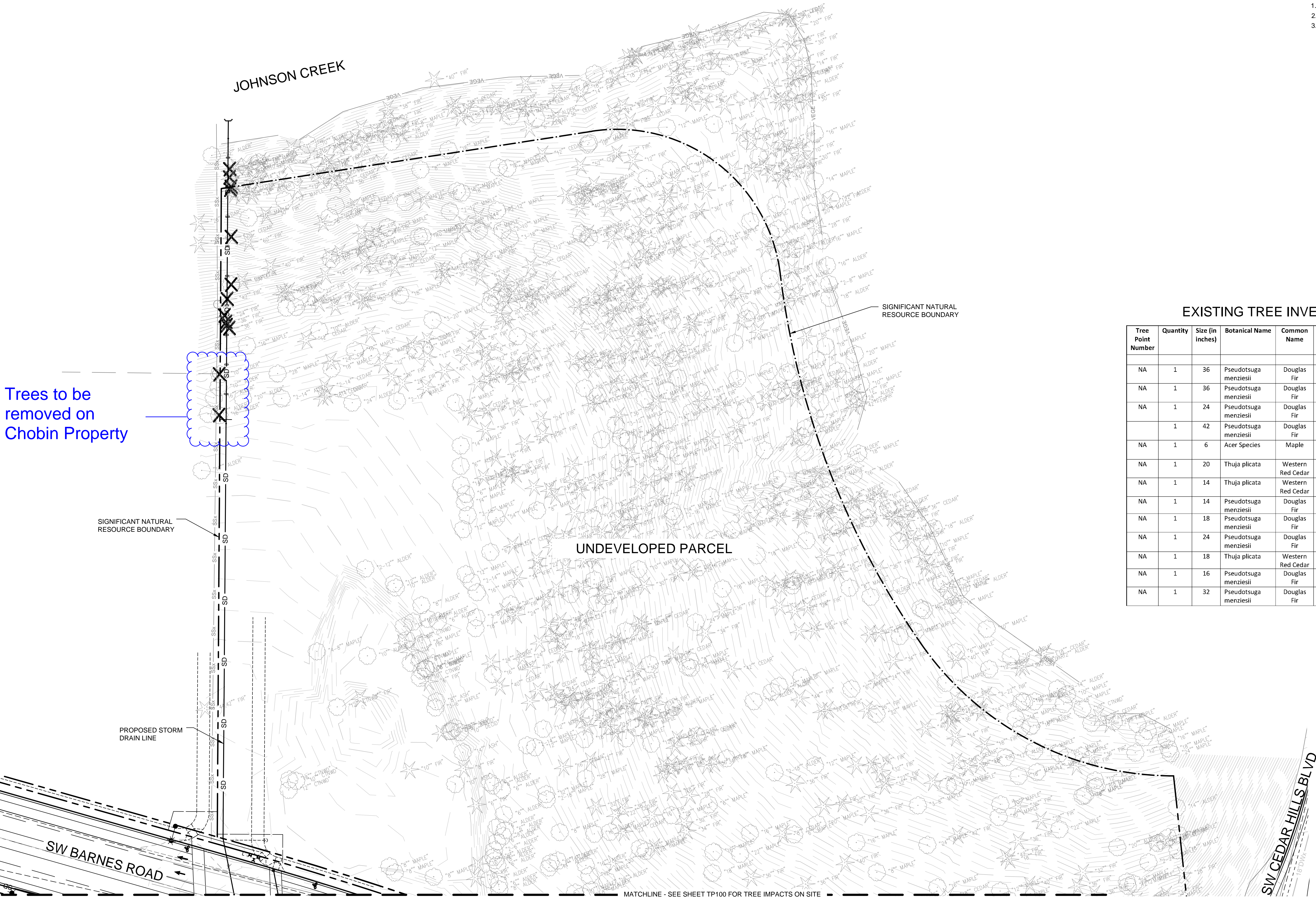


GENERAL NOTES

1. SEE OFF-SITE PLAN FOR WORK IN ROW
2. SEE SITE PLAN FOR SITE LAYOUT INFO
3. SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS

EXISTING TREE INVENTORY TABLE

Tree Point Number	Quantity	Size (in inches)	Botanical Name	Common Name	Note	Tree Type	Action
NA	1	36	Pseudotsuga menziesii	Douglas Fir		Community	Remove
NA	1	36	Pseudotsuga menziesii	Douglas Fir		Community	Remove
NA	1	24	Pseudotsuga menziesii	Douglas Fir		Community	Remove
	1	42	Pseudotsuga menziesii	Douglas Fir		Community	Remove
NA	1	6	Acer Species	Maple	Exempt - Size	Community	Remove
NA	1	20	Thuja plicata	Western Red Cedar		Community	Remove
NA	1	14	Thuja plicata	Western Red Cedar		Community	Remove
NA	1	14	Pseudotsuga menziesii	Douglas Fir		Community	Remove
NA	1	18	Pseudotsuga menziesii	Douglas Fir	Located within Resource Area	Community	Remove
NA	1	24	Pseudotsuga menziesii	Douglas Fir	Located within Resource Area	Community	Remove
NA	1	18	Thuja plicata	Western Red Cedar	Located within Resource Area	Community	Remove
NA	1	16	Pseudotsuga menziesii	Douglas Fir	Located within Resource Area	Community	Remove
NA	1	32	Pseudotsuga menziesii	Douglas Fir	Located within Resource Area	Community	Remove



PROJECT  
LT BEAVERTON  
LIFE TIME  
BEAVERTON, OREGON  
SHEET TITLE  
EXISTING TREE PLAN - OFF SITE

PRELIMINARY

DATE: 11/27/18  
DESIGN: NDM  
DRAWN: NDM

SHEET NO.  
TP101

PROJECT NO. LTR0000-0002





MITIGATION PLANT MATERIALS LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
MITIGATION TREES - 13 REQUIRED						
	1	ACER MACROPHYLLUM	BIG LEAF MAPLE	1.5" CAL. / B&B	AS SHOWN	
	6	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6'-7' / B&B	AS SHOWN	
	6	THUJA PLICATA	WESTERN RED CEDAR	6'-7' / B&B	AS SHOWN	
MITIGATION SEED MIXES						
	WOODLAND GROUNDCOVER SEED MIX (APPROX. 6,400 S.F.). PROVIDE AND INSTALL 'WOODLANDS' SEED MIX AS PROVIDED BY SUNMARK SEEDS INTERNATIONAL (1.888.214.7333). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.					
	EROSION CONTROL GROUNDCOVER SEED MIX (APPROX. 9,700 S.F.). PROVIDE AND INSTALL 'STABILIZER E/C' SEED MIX AS PROVIDED BY SUNMARK SEEDS INTERNATIONAL (1.888.214.7333). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.					

GENERAL PLANTING NOTES:

- REFER TO C.W.S. TREE MITIGATION REQUIREMENTS FOR VEGETATED CORRIDOR PLANTING AND INSTALLATION.
- TREES AND SEEDING MIXES SHALL BE INSTALLED ONLY FROM FEBRUARY 1 THROUGH MAY 1 AND OCTOBER 1 THROUGH NOVEMBER 15.
- REMOVE UNDESIRABLE INVASIVE PLANTS, ROOTS, AND GRASSES PRIOR TO PLANTING INSTALLATION.
- CONTRACTOR SHALL COMPLETELY GUARANTEE ALL MITIGATION PLANT MATERIALS FOR A PERIOD OF TWO YEARS, WHICH SHALL CONSTITUTE THE ESTABLISHMENT PERIOD.
- TREES SHALL BE PLANTED MIN. 10' FROM PROPOSED STORM DRAINAGE PIPE.

GENERAL LEGEND:

- EXISTING EVERGREEN TREES TO REMAIN. SEE SHEET TP101 FOR COMPLETE EXISTING TREE LAYOUT, SPECIES, AND SIZES.
- EXISTING DECIDUOUS TREES TO REMAIN. SEE SHEET TP101 FOR COMPLETE EXISTING TREE LAYOUT, SPECIES, AND SIZES.

GENERAL NOTE:

SEE SHEET TP101 FOR TREE REMOVAL AND TREE INVENTORY.

